

LEASE AGREEMENT

by and between

MANSFIELD SEQ 287 & DEBBIE, LTD., a Texas limited partnership

as Landlord

and

CIRCUIT CITY STORES, INC.

as Tenant

Mansfield Pointe Shopping Center Mansfield, Texas

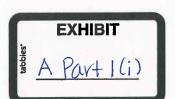


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Memorandum of Lease Indemnity Agreement